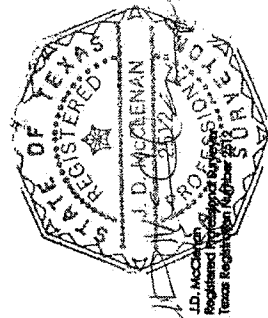


GUM HILL STREET
 80' ROAD BASEMENT
 384/733 O.C.D.R.

10' INGRESS/EGRESS EGMT. 672/878 683/775 O.C.D.R.

I, J.D. MCCLANAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, OF A 1.71 ACRE TRACT IN THE JOHN JETT SURVEY, ABSTRACT NUMBER 15, IN ORANGE COUNTY, TEXAS AND SHOWING ALL VISIBLE IMPROVEMENTS THEREON. THERE ARE NO OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON. THERE ARE NO VISIBLE SIGNS OF ENCROACHMENTS AT THE TIME OF THE SURVEY EXCEPT AS SHOWN. THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION WHICH IS DERIVED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



31.149 ACRE TRACT
 C.F.#462400 O.C.O.P.R.

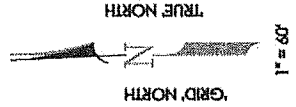
8.895 ACRE TRACT
 1090/530 O.C.O.P.R.

1.71 ACRE TRACT
 TRACT OUT OF A
 15 ACRE TRACT
 323/517 O.C.D.R.

31.149 ACRE TRACT
 C.F.#462400 O.C.O.P.R.

LEGEND:

- M = MEASURE
- R = RECORD
- I.R. = IRON ROD
- I.P. = IRON PIPE
- C.M. = CONCRETE MONUMENT
- U.E. = UTILITY ESMT.
- B.L. = BUILDING LINE
- ⊛ = POWER POLE
- ⊙ = ELECTRIC LINE



DIMENSIONS INDICATED HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM SURVEYING, TIED TO THE TRIMBLE RTK NETWORK, REFERENCED TO THE (NORTH AMERICAN DATUM OF 1983) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4608).
 GRID SCALE FACTOR: 0.99999022.

RND 1/2" I.R. ASM

M = N03°05'57"E 162.00'
 (R = N07°20'00"E 162.00')
 M = N01°21'57"E 158.00'
 (R = N05°35'00"E 158.00')
 SET 1/2" I.R. RPLS 2512
 M = N03°20'00"W 75.00'
 (R = N07°28'40"W 75.00')
 SET 1/2" I.R. RPLS 2512
 M = N11°48'31"W 57.63'
 (R = N07°28'40"W 58.00')
 M = N02°04'22"W 75.74'
 (R = N18°02'00"W 75.40')

SURVEYED FOR:
 PEYTON A. COLLINS
 222 GUM HILL STREET
 BRIDGE CITY, TEXAS 77611

PREPARED BY:
B-LINK SURVEYORS, INC.
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LAND SURVEYING - ELEVATION CERTIFICATE
 P.O. BOX 2440 ORANGE, TX 77681
 (409) 883-6698 blinksurveyors.com
 FRM REGISTRATION NO.: 10109920

UNABLE TO FIND/SET
 DUE TO HIGH WATER

THIS PROPERTY LIES IN FLOOD
 ZONE AS INDICATED ON PANEL
 480510 0175 B DATED 01/06/83

DRAWN BY:	A.M.LEA	DATE:	12/27/18
CHECKED BY:	CCS	GRAPH:	18--39.7869--00
JOB NO.:	18--717	BY/PP:	186/34

Peyton A. Collins

METES AND BOUNDS DESCRIPTION
1.71 ACRE TRACT
JOHN JETT SURVEY
ABSTRACT NUMBER 15
ORANGE COUNTY, TEXAS

Being a 1.71 acre tract of land in a part of the John Jett Survey, Abstract Number 15, in Orange County, Texas, also being a part of a 15.00 acre tract recorded in Volume 323, Page 517, Deed Records of Orange County, Texas, said 1.71 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{3}{4}$ -inch iron pipe found at the Northwest corner of said 15.00 acre tract and being the Northeast corner of a 31.149 acre tract recorded in Clerk File Number 462400, Official Public records of Orange County, Texas and being in the South line of Gum Hill Street, a 60.0' Road Easement recorded in Volume 366, Page 733, Deed Records of Orange County, Texas, said $\frac{3}{4}$ -inch iron pipe rod having a State Plane Coordinate value of Y=10,032,535.99 and X=4,360,214.31;

THENCE, South 27 deg. 39 min. 20 sec. West, along the most Northerly East line of said 31.149 acre tract for a distance of 696.20 feet (record = South 31 deg. 30 min. 00 sec. West, 697.89 feet) to a $\frac{1}{2}$ -inch iron rod capped ASM found for corner;

THENCE, South 62 deg. 11 min. 20 sec. East, along the most Easterly North line of said 31.149 acre tract for a distance of 306.07 feet (record = South 58 deg. 22 min. 00 sec. East, 302.70 feet) to a point for corner unable to find or set due to high water;

THENCE, North 22 deg. 06 min. 22 sec. West, along the West line of a 8.395 acre tract recorded in Volume 1090, Page 530, Official Public Records of Orange County, Texas for a distance of 75.74 feet (record = North 18 deg. 02 min. 00 sec. West, 75.40 feet) to a fence post for corner;

THENCE, North 11 deg. 48 min. 31 sec. West, along the West line of said 8.395 acre tract for a distance of 57.63 feet (record = North 07 deg. 28 min. 00 sec. West, 58.00 feet) to a $\frac{1}{2}$ -inch iron rod capped RPLS 2512 set for corner;

THENCE, North 03 deg. 20 min. 03 sec. West, along the West line of said 8.395 acre tract for a distance of 75.00 feet (record = North 00 deg. 53 min. 00 sec. West, 75.00 feet) to a $\frac{1}{2}$ -inch iron rod capped RPLS 2512 set for corner;

THENCE, North 01 deg. 21 min. 57 sec. East, along the West line of said 8.395 acre tract for a distance of 158.00 feet (record = North 05 deg. 35 min. 00 sec. East, 158.00 feet) to a $\frac{1}{2}$ -inch iron rod capped RPLS 2512 set for corner;

THENCE, North 03 deg. 06 min. 57 sec. East, along the West line of said 8.395 acre tract for a distance of 162.00 feet (record = North 07 deg. 20 min. 00 sec. East, 162.00 feet) to a 2-inch iron pipe in concrete found for corner;

THENCE, North 27 deg. 16 min. 56 sec. East, along the West line of said 8.395 acre tract for a distance of 250.10 feet (record = North 31 deg. 30 min. 00 sec. East, 250.00 feet) to a 2-inch iron pipe in concrete found in the South line of said Gum Hill Street;

THENCE, North 62 deg. 02 min. 04 sec. West, along the South line of said Gum Hill Street for a distance of 34.11 feet (record = North 57 deg. 30 min. 00 sec. West, 35.00 feet) to the POINT OF BEGINNING and containing 1.71 acres of land.

Note: Bearings, distances and coordinates referenced to the Texas State Plane Coordinate System, Central Zone (4203), NAD 83. Grid scale factor: 0.999909022.

18-717
12/27/18

